074.0	0004	0005.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,058,000 / 1,058,000
					USE VALUE: 1,058,000 / 1,058,000
					ASSESSED: 1,058,000 / 1,058,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		SLEEPY HOLLOW LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VARTANIAN GREGORY & SONIA
Owner 2:	
Owner 3:	
Street 1:	6 SLEEPY HOLLOW LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BAUDANZA MARY -
Owner 2:	-
Street 1:	6 SLEEPY HOLLOW LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,760 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1960, having primarily Wood Shingle Exterior and 3205 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10760.000	538,000		520,000	1,058,000
Total Card	0.247	538,000		520,000	1,058,000
Total Parcel	0.247	538,000		520,000	1,058,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 330.13 | /Parcel: 330.1

Legal Description

User Acct

46818

GIS Ref

GIS Ref

Insp Date

12/12/08

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 074.0-0004-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	538,200	0	10,760.	520,000	1,058,200	1,058,200	Year End Roll	12/18/2019
2019	101	FV	393,500	0	10,760.	527,400	920,900	920,900	Year End Roll	1/3/2019
2018	101	FV	393,500	0	10,760.	393,700	787,200	787,200	Year End Roll	12/20/2017
2017	101	FV	393,500	0	10,760.	356,500	750,000	750,000	Year End Roll	1/3/2017
2016	101	FV	393,500	0	10,760.	341,700	735,200	735,200	Year End	1/4/2016
2015	101	FV	379,900	0	10,760.	289,700	669,600	669,600	Year End Roll	12/11/2014
2014	101	FV	312,500	0	10,760.	274,800	587,300	587,300	Year End Roll	12/16/2013
2013	101	FV	312,500	0	10,760.	261,500	574,000	574,000		12/13/2012

!6205!

PRINT

Date	Time
12/10/20	21:00:29

LAST REV

Date	Time
09/03/14	12:06:41

philc

PAT ACCT.

6205

USER DEFINED

Prior Id # 1:	46818
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BAUDANZA MARY,	63832-585		6/30/2014		700,000	No	No		PHILIPPA BAUDANZA AKA PHYLLIS D.O.D 9/16/1977
	14022-385		7/31/1980			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/3/2003	940	Addition	15,629			G6	GR FY06	3 season patio roo
10/16/2002	865	Addition	10,000					sunroom addition

ACTIVITY INFORMATION

Date	Result	By	Name
12/12/2008	Meas/Inspect	163	PATRIOT
10/15/1999	Meas/Inspect	264	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10760		Sq. Ft.	Site		0	70.	0.69	5									519,964						520,000	

Total AC/HA: 0.24702 | Total SF/SM: 10760 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 519,964 | Spl Credit | Total: 520,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.15095413
Const Adj.:	0.99000001
Adj $ / SQ:	153.825
Other Features:	163200
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	660983
Depreciation:	122943
Depreciated Total:	538040

COMMENTS

IN LAW IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	3	HB	1

REMODELING

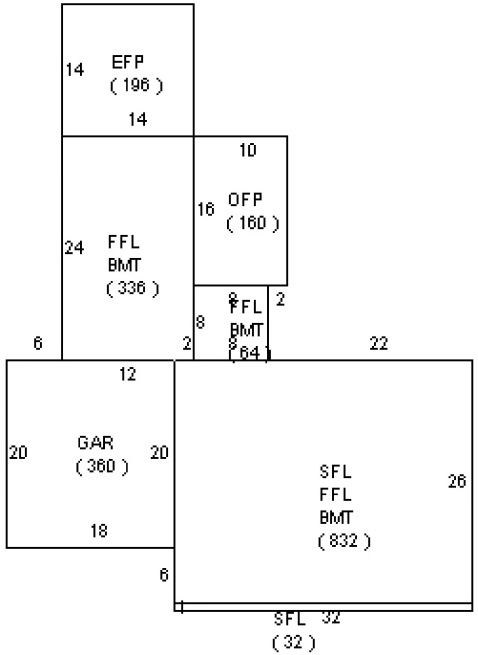
Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	9	4	

Totals		
0		

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,232	77.300	95,230
FFL	First Floor	1,232	153.830	189,512
SFL	Second Floor	864	153.830	132,905
GAR	Garage	360	21.730	7,821
EFP	Enclos Porch	196	40.700	7,978
OFP	Open Porch	160	26.540	4,247

Net Sketched Area:	4,044			Total:	437,693
Size Ad	2096	Gross Are	4044	FinArea	3205

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	90	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	169.21
Special Features:	0	Val/Su Net:	133.04
Final Total:	538000	Val/Su SzAd	256.68

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

074.0-0004-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	